



Under the Massachusetts State Building Code (8<sup>th</sup> Edition) accessory structures used as tool and storage sheds, playhouses and similar uses where the floor area does not exceed two hundred (200) square feet do not require a building permit.

**Zoning Yard Requirements** - in the RC, GR, MSR, and DN Districts the placement of an accessory structure (storage shed, greenhouses, cabanas, pool equipment sheds, gazebos, etc...) **one hundred twenty (120) square feet in area or less & one story in height** shall be five (5) feet off the property line.

Accessory structures **greater than one hundred twenty (120) square feet** need to maintain the required setbacks for the zoning district where the property is located

**Table of Density and Dimensional Regulations (1)**

	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Width	Minimum Yard Setbacks			Maximum Front Setback (2)	Maximum Lot Coverage	Minimum Open Space	Maximum Height	
District	(sq. ft.)	(feet)	(feet)	Front	Side	Rear				Stories	Feet
<b>RA</b>	80,000	200	200	<b>30</b>	<b>15</b>	<b>25</b>	-	-	-	-	-
<b>RB</b>	40,000	150	150	<b>30</b>	<b>15</b>	<b>25</b>	-	-	-	-	-
<b>RC</b>	20,000	100	100	<b>30</b>	<b>15</b>	<b>25</b>	-	-	-	-	-
<b>GR</b>	15,000	100	100	<b>30</b>	<b>15</b>	<b>25</b>	-	30%	-	-	-
<b>MSR</b>	15,000	100	100	<b>30</b>	<b>15</b>	<b>25</b>	-	30%	-	-	-
<b>DN</b>	10,000	50	None	<b>15</b>	<b>20</b>	<b>20</b>	30	30%	20%	-	-
<b>DB</b>	4,000	50	None	<b>6</b>	<b>None</b>	<b>None</b>	20	-	15%	-	45
<b>BE</b>	20,000	150	None	<b>15</b>	<b>20</b>	<b>25</b>	75	-	20%	3.0	45
<b>BW</b>	20,000	150	None	<b>15</b>	<b>20</b>	<b>25</b>	75	-	20%	3.0	45
<b>BS</b>	40,000	150	None	<b>40</b>	<b>25</b>	<b>25</b>	-	-	25%	3.0	45
<b>HB</b>	40,000	150	None	<b>50</b>	<b>25</b>	<b>25</b>	-	-	25%	-	-
<b>I</b>	60,000	150	None	<b>40</b>	<b>20</b>	<b>25</b>	-	50%	25%	-	60

(1) Additional requirements apply in some districts and for some classes of use. See Section [7-06-030](#), Supplemental regulations.

(2) Maximum front setback applies only to new construction.